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HOUSING POLICY
DEVELOPMENT, HCD

DEC 07 2007

December 5, 2007

Housing and Community Development
Housing Policy Department
1800 3rd Street
Sacramento, California 95811-6942

RE: 2006-2007 Annual General Plan Status Report - City of San Juan Capistrano

To Whom It May Concern:

In compliance with Section 65400 of the California Government Code, the General Plan Annual Report for Fiscal Year 2006-2007 is enclosed with this letter. This report was considered and approved by the City Council at their meeting of December 4, 2007. As you will note, the City continues to pursue an aggressive program of implementing the General Plan Housing Element's affordable housing production objectives.

Should you have any questions regarding the status report, please contact me at your convenience at (949) 443-6325.

Sincerely,

Steven A. Apple, AICP
Planning Director

Enclosures:

1. 2006-2007 Annual General Plan Status Report - City of San Juan Capistrano
2. Adopted Resolution 07-12-4-02

CITY OF SAN JUAN CAPISTRANO

***GENERAL PLAN
ANNUAL PROGRESS REPORT***

***FISCAL YEAR 2006-2007
ADOPTED DECEMBER 4, 2007***

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1. INTRODUCTION

In accordance with the provisions of California Government Code Section 65400(b), this report describes the status of the General Plan and the City's progress toward its implementation. More specifically, the report details the City's progress toward: (1) meeting its share of the Regional Housing Needs Assessment established by the Southern California Association of Governments (SCAG); (2) implementing the housing objectives established by the Plan's Housing Element; and (3) implementing the objectives of other Elements of the General Plan.

2. GENERAL PLAN ADOPTION AND AMENDMENTS

1. Adoption Dates of General Plan Elements

The City's adopted General Plan includes the following Elements:

<u>General Plan Element</u>	<u>Latest Adoption</u>
Land Use Element ¹	2004
Conservation and Open Space Element ^{1, 2}	2003
Circulation Element ¹	1999
Housing Element ¹	2001
Noise Element ¹	1999
Safety Element ¹	1999
Cultural Resource Element	1999
Community Design Element	2002
Growth Management Element	1999
Parks and Recreation Element	2002
Public Services and Utilities Element	1999
Floodplain Management Element	1999

¹ Mandatory Element(s)

² Open Space Element and Conservation Element combined.

2. General Plan Amendments

During the reporting period, the City was processing and/or had approved the following General Plan Amendments:

- GPA 06-01 – Villa Montana: On January 12, 2005, the City began processing an amendment to the General Plan Land Use Element to designate a 4.0 acre site for "2.6 Affordable Family/Senior Housing" for the development of 163 multi-family rental dwelling units. The City has been negotiating with the developer for the provision of 49 affordable dwelling units in the project, or 30% of the total. The project site is located along the City's easterly corporate limits and has access via La Pata Avenue. An environmental impact report on the project is under preparation with discretionary City Council decisions forthcoming.
- GPA 06-02 – Seasons II Senior Affordable Apartments: A senior citizen affordable project with 38 apartment units on approximately 1.2 acres at the corner of Paseo Espada and Rancho Viejo Road. The project required a General Plan Amendment from "General Commercial" to "Affordable Family/Senior Housing". The GPA was approved by the City Council on May 15, 2007.

- **GPA 06-03 – St. Margarets Episcopal School Master Plan:** A master plan for expansion of an existing K-12 private school campus from 157,731 to 232,982 gross square feet (GSF), including expansion of the campus acreage from 17.48 to 26.64 acres and consolidation of the expanded site under the "Public & Institutional" land use designation. The school is located at 31641 La Novia Avenue, and generally located along the west side of La Novia Avenue between Calle Arroyo and Rancho Viejo Road and the north side of Calle Arroyo between La Novia Avenue and Rancho Viejo Road.
- **GPA 07-01 – Housing Element Update:** Per state law, cities are required to update the Housing Element of their general plans a minimum of every five years. Therefore, the City has initiated its update, to be adopted in 2008. The Housing Element is a guide to providing availability of housing for all income groups within the community. The Housing Element identifies and analyzes existing and projected housing needs and household characteristics. In addition, it contains a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing in the community. As part of the update process, the City is required to perform a site inventory analysis to identify adequate sites for emergency shelters, transitional housing, supportive housing, single-room occupancy housing, second units, farm workers, manufactured housing, mobilehomes, and multifamily housing. The new Housing Element will provide a complete overview and plan for how the City will implement its affordable housing goals through 2014.

3. GENERAL PLAN IMPLEMENTATION

1. General Plan Housing Element

In December, 2000, the City Council adopted an updated Housing Element. The California Department of Housing and Community Development (HCD) subsequently provided review comments to the City on the adopted element. On November 6, 2001, the City Council approved revisions to the Housing Element to address HCD's comments. By letter dated November 21, 2001, HCD notified the City that the Housing Element had been certified in compliance with the provisions of Government Code Section 65580 et. seq.

2. Housing Element Implementation

The Housing Element was certified by the California Department of Housing and Community Development (HCD) on November 21, 2001. During the reporting period, the City and the Community Redevelopment Agency have continued efforts to implement the Housing Element's goals. The City's progress towards meeting the Regional Housing Needs Assessment (RHNA) housing production objectives is as follows:

**Number of New Housing Permits Issued by Income Range
July 1, 1998 – June 30, 2006**

Type	Very-Low Income	Low Income	Moderate Income	Above Moderate Income
Single-Family	0	0	0	551
Duplex	0	0	0	0
Multifamily	45	44	16	0
Mobile Home	0	0	0	0

The following chart shows the required number of new dwelling units required by the Regional Housing Needs Assessment (RHNA), the number of new units constructed during the current reporting period, and the number of housing units remaining to be constructed, by income category:

City's Progress on Housing Goals – July 1, 1998 through June 30, 2006

Income Group	RHNA	New Dwelling Units Permitted or Covenanted Between 1998-2006	New Dwelling Units Permitted or Covenanted During 2006-2007	Remaining New Construction Needed
Very Low	164	55	0	109
Low	116	48	0	68
Moderate	167	16	0	151
Above Moderate	393	459	92	0

In addition to the quantified housing objectives established by the Housing Element to meet the RHNA requirements, the City adopted several goals in the Housing Element. The following section lists the goals and objectives followed by a summary of the City's progress towards meeting the goals from adoption of the Housing Element through June 30, 2006.

Housing Rehabilitation & Improvements

- a. **To obtain the rehabilitation of 100 units over the next five years. For the purposes of this goal, the City anticipates that 20 units per year will be rehabilitated.** *The City has rehabilitated a total of 167 residential since 2000. During 2006-2007 the City rehabilitated 17 residential units. Funding during this fiscal year was provided from the 2004 HOME grant awarded to the City from the State of California and from CDBG and HOME program income. When loans made with HOME and Community Development Block Grant funds are repaid, this income is then used to fund additional housing rehabilitation loans. Four of the 17 loans processed during the reporting period were funded by the program*
- b. **Continue enforcement of regular maintenance of all housing stock in accordance with the provisions of Title 8, Chapter 12, Property Maintenance of the City's Municipal Code.** *In 2000, the City completed inspections of all seven mobile home parks to ensure compliance with Title 25 safety items. This program is conducted every seven years and involves the inspection of approximately 1,350 units. The City established a grant program of \$500.00 per unit to assist those low income households that need financial assistance to complete safety repairs. A total of 156 grants were provided from 1999 through 2001 to qualified households to make the safety repairs. The State of California's inspection cycle requirements have changed. The Title 25 inspections are now done by the Engineering and Building Department on an annual basis based upon complaints and on an as needed basis only. .*

The City continues to apply for and receive HOME funding to continue assisting low-income households with health and safety repairs through the City's Owner-Occupied Housing Rehabilitation Program.

- c. **To continue programs to conserve the affordability of 1,350 housing units. This is to be accomplished by the continued enforcement of the Mobile Home Rent Stabilization Program and rent restrictions on assisted housing units.** *This on-going program is administered by the Planning Department. The City has adopted an ordinance regulating the maximum allowable mobile home space rent increase a park owner may impose each year. The ordinance sets forth the process for the City to determine if the proposed space rent increase is warranted.*

In January 2000, the City Council adopted a Mobilehome Park Conversion ordinance establishing regulations that a mobile home park owner/operator must satisfy before a land use conversion is to be considered. Provisions of the ordinance require relocation assistance to similar types of housing and comparable costs.

In November 2003, San Juan Mobile Estates Mobile Home Park filed a petition to raise three of the space rents above the allowable rent increase pursuant to the City's mobile home park rent control ordinance. After hearings were conducted by the City-selected hearing officer, on February 15, 2005, the City Council took action to deny the proposed space rent increases.

In June 2004, residents of Capistrano Terrace Mobile Home Park filed a petition objecting to space rent increases for the entire park over and above the allowable increase per the City's ordinance. The City selected a hearing officer to conduct the space rent increase hearings, and the hearings were completed in May, 2005. The City Council took action to deny the proposed space rent increases on October 18, 2005.

In 2005/2006 and City worked with Millenium Housing Corporation, a California non-profit public benefit corporation, to facilitate the purchase of a mobile home park consisting of 312 mobile homes located at 32302 Alipaz Street (San Juan Mobile Estates). Although the City provided no financial assistance, the City did work with the park residents and Millenium, reviewed the proforma and paperwork, conducted the required public hearing and supported the issuance of tax exempt bonds for the park purchase. The City and Millenium Housing Corporation entered into an agreement providing for affordability covenants restricting 20 percent of the spaces for very-low income households and 30 percent of the spaces for lower-income households for a period of 35 years.

The City received an application from the owner of Capistrano Terrace Mobile Home Park to close the park. The City has hired a consultant to prepare the Relocation Impact Report. The report was not yet completed during this reporting period, but is expected to be completed by December, 2007. Once completed, the Housing Advisory Committee and City Council will consider the request for the park closure.

Housing Production

- a. **To facilitate the production of 110 units through approved and potential developments over the next five years which will be affordable to very-low and low-income households. To meet this objective, the City will provide expedited development review of any development application for affordable units. The following projects have been or are being processed:**

Habitat-for-Humanity project: On March 15, 2005, the City Council authorized staff to work with Habitat for Humanity of Orange County, Inc., on their offer to develop 27 affordable ownership units at the Calle Rolando site. During the current reporting period, the City has been processing the necessary planning applications for the development of the 27 affordable dwelling units (26

duplex units and one single family detached unit). The Planning Commission approved the site plan, grading plan, landscape plan, and tree removal permit on August 22, 2006. City Council approved the tentative tract map, floodplain permit, and rezone on September 19, 2006. The Community Redevelopment Agency approved the Disposition and Development Agreement and Affordability Covenants for the project on September 19, 2006. The project has received all final approvals and began construction in July, 2007.

Casa de Amma: In March, 2003, the City entered into a 33-year affordability covenant with Casa de Amma, an assisted living facility for 11 very-low and low-income units. The units were completed in April, 2004.

Little Hollywood Covenants: In September, 2005, the City Council adopted the affordability restrictions and covenants for 14 Community Redevelopment Agency-owned, Little Hollywood, rental housing units located at Mission and Ramos Streets. The affordability covenants restrict the units to very-low and lower income households for a period of 55 years.

Villa Montana: The City has been working with Concorde Development on their proposed plan to develop 4.0 acres with 163 multi-family units on a site located along La Pata Avenue at the City's easterly limit. The Environmental Impact Report was not yet completed during this reporting period. Upon completion of the EIR, the project will be scheduled for development review by the various boards, commissions and City Council for approval of entitlements. The City has not yet received information from the applicant on the number of affordable units or the income breakdown of units for this project. The City will be requiring a minimum of 30% of the units to be affordable to very-low and low-income households.

San Juan Hills Senior Housing: During 2005-2006, the City approved a General Plan amendment and rezone application on February 21, 2006 from a private developer to develop property on San Juan Creek Road with an affordable housing project for seniors. The General Plan and rezone allowed up to 18 dwelling units per acre, with three of the 18 units per acre to be affordable (1 moderate and 2 low-income units). During this reporting period, an initiative petition challenging the approval of this GPA was subsequently qualified for the November 7, 2006 general election ballot and the voters denied the project.

Seasons Phase II Senior Apartment Expansion Project: In November, 2006, the San Juan Capistrano Community Redevelopment Agency ("Agency") authorized purchase of 1.2 acres at the northwest corner of Paseo Espada and Rancho Viejo Road for an affordable senior housing apartment project. The site was purchased at a cost of \$2,510,000. The Agency also entered into a Disposition and Development Agreement with San Juan Capistrano Housing Investors II, LP, to authorize a \$3,394,000-\$4,900,000 loan to construct the 38-unit senior apartment affordable project. In March, 2007, the

City approved a General Plan Amendment and an Architectural Control application for Seasons Senior Apartments Phase II. The project is adjacent to and under the same management as the existing Seasons I project just north of the site. The approved affordability covenants restrict 28 units to very-low income households and 10 units to low-income households for senior citizens age 55 or older for a period of 57 years from the date of issuance of the Certificate of Occupancy.

- b. **To facilitate the production of 130 affordable rental units within the City. To meet this objective, the City will provide expedited development review of any development application for affordable units within the next two years.** *The Villa Montana project proposes 163 rental units and the City will be recommending a minimum of 30% to be provided as affordable units (49 dwelling units) to low and very-low income households. The project is located at the eastern boundary of the City along La Pata Avenue. The Environmental Impact Report was not yet completed during this reporting period. However, the City anticipates that the project will be ready to proceed with development review for entitlements during the next reporting period.*

On May 2, 2006, the Community Redevelopment Agency selected Adams-Streeter Civil Engineers, Inc. to perform design and engineering services to add ten manufactured housing affordable rental units to the Agency-owned Little Hollywood property located at Mission and Ramos Streets. The project received Planning Commission approval on September 25, 2007, and the City expects to solicit bids for construction of the project within the next reporting period.

Housing Assistance

- a. **Provide housing assistance for at least 50 low or very-low renter households through the implementation of a rental supplement program.** *The current budget for Fiscal Year 2006-2007 was \$155,000 using Agency housing set-aside funds for property management and rental subsidies. The City implemented a rental assistance program in 1997. The Agency provides rental assistance, emergency rent relief, and security deposit assistance to very-low income households. Since 1997 to June, 2006, a total of 91 households have received assistance through this program. During this reporting period a total of 13 very-low and/or lower income households received monthly rental assistance and 3 households received security deposit assistance (first and last months rent). A total of \$4,200 was budgeted by the Agency for emergency rent/security deposits.*

In addition, the Community Redevelopment Agency owns and rents 14 units in Little Hollywood to very-low and lower-income households. In August, 2005, the Agency revised the Little Hollywood program guidelines and adopted 55-year affordability covenants for the 14 rental units. Ten of the 14 units will be restricted to very-low income households (50 percent of median

income based upon household size). Four of the units will be restricted to lower-income units (60 percent of median income based upon household size). The Agency budget for this program during Fiscal Year 2006-2007 was \$80,400 for property management, ground and building maintenance.

- b. **Replace five deteriorated housing units through new construction in the "Little Hollywood" area for current low and very-low income households by January 1998.** *Construction of all new units was completed in December, 1999 by the Agency. This project included the demolition and new construction of ten, single family detached, affordable homes. All 14 units are now being rented to qualified lower and very-low income households in accordance with the affordability covenants adopted by the Community Redevelopment Agency on August 16, 2005. In addition, during 2005-2006 the Agency selected Adams-Streeter Civil Engineers, Inc., to design and engineer the Agency-owned Little Hollywood site to accommodate ten additional affordable units. During this reporting period, the City scheduled the project through the development review process and the project received approval by the Planning Commission on September 25, 2007. The Agency will solicit bids for construction of the ten units during the next reporting period. The Agency has budgeted \$1,500,000 to construct this project.*
- c. **Create 100 assisted new rental units for low income households through the construction of new units. This will be achieved in working with private development applicants in the identification and processing of residential development plans within the next two years. This is related to the new construction goals noted above. See the previous discussion under Housing Production, subsection (b) above.**
- d. **Implement an Emergency Foreclosure and Rent Relief Program to prevent, on a one-time basis, the eviction of a very low or low income household due to financial reasons. Twenty households on an annual basis (\$650.00 one time payment per household) are to be assisted. It is anticipated that this program will be implemented by June 1998.** *This program was adopted and implemented in 1998 as the "Rent Relief Program." The City no longer limits assistance to \$650 due to the current high market rents in the City. The City provides a maximum of two months' rent for emergency rent relief to low-income households as needed. The annual budget for this program is \$4,200. With rents averaging \$1,250 or more for a two-bedroom rental unit, the City is able to assist approximately two households per year on the current budget of \$4,200.*

During this fiscal year, the City provided one household with emergency rent relief assistance totaling \$1,200. Three households received zero-interest loans for first/last months' rent assistance totaling \$4,545..
- e. **Create a Rental Securement Program to assist very low and low income households who do not have sufficient funds for securing a rental unit**

due to a requirement of the landlord for first/last month rent and/or security deposit for 20 households on an annual basis. It is anticipated that this program will be implemented by January 1998. This program was adopted and implemented in 1998. The budget for this program is shared with the emergency rent relief program. A total of \$4,200 is budgeted annually for both. The security deposit and/or first-last months' rental assistance is offered to all participants in the City's Rental Subsidy Program and is also available to any qualified low-income resident in the City. During 2006-2007, three households received security deposit assistance totaling \$4,545.

- f. **Continue to assist very low and low income households in purchasing their residence through the City's First Time Homebuyer Program. Depending on funding levels, annually assist 20 households (CDBG and HOME funded program).** The City was awarded HOME grant funds from the State of California in 1999, 2001, 2002, and 2004 to help fund this program. The City modified the program to increase the maximum loan amount from \$45,000 to the maximum allowable HUD loan amount (i.e. \$129,528 for a two-bedroom house) with the 2001 and 2002 HOME grant funds. This change was made so that a low-income household could qualify for a first mortgage loan and be able to purchase the home with the high cost of housing prices. For example, the maximum loan amount for a two-bedroom house to an eligible household was increased from \$45,000 to \$129,528 provided the household had a minimum payment on their first mortgage no lower than 30 percent of their gross monthly income. However, increasing the loan amount has drastically reduced the number of loans the City may process.

During fiscal year 2006-2007, the City did not provide any down payment assistance through this program. Due to lack of applications for this program, the funds allocated for this program through the 2004 State of California HOME grant were transferred to assist with housing rehabilitation loans.

- g. **Provide financial assistance to correct existing Health and Safety violations for low and very-low income households (CDBG grant funding).** Since 1998 the City has been awarded two CDBG and three HOME grants from the State of California to assist in providing zero-interest housing rehabilitation loans to low-income owner-occupied households. These grant funds, along with program income from paid off loans, have allowed the City to assist 167 households with much needed health and safety repairs. A total of 17 residential housing rehabilitation loans were completed during this reporting period. Funding was provided from 2004 HOME grants awarded to the City from the State of California and from CDBG and HOME program income received during the year. Four of the 17 loans processed during this fiscal year were funded with program income.
- h. **To establish an emergency grant fund to correct Health and Safety violations which require immediate attention (Community**

Redevelopment Agency housing set-aside funds). The City anticipates implementing this program by June 1998.

The Owner-Occupied Housing Rehabilitation Program has been implemented. Any eligible low-income homeowner who requires emergency work is moved up to the top of the waiting list for a rehabilitation loan using HOME grant funds. If no grant funds are available, Agency housing set-aside funds may be used. However, the City has been successful in obtaining CDBG and HOME housing rehabilitation grants since 1998 so grant funding has been available to assist with emergency repairs. Agency funds have been used to meet the match and leverage requirements on the grants. During the current reporting period, the City assisted 17 homeowners with health and safety repairs under the provisions of this program using 2004 HOME grant funds and CDBG and HOME program income.

Removal of Government Constraints

- a. **Continue a program to constantly evaluate procedures and regulations that will result in expeditious processing of development applications at reduced cost to the applicant.** *After an eighteen month public review process, the City's zoning and subdivision regulations were updated in November 2002. One of the purposes of the updates was to ensure consistency of those regulations with the standards adopted in the Housing Element including, among other things, the provision of administrative procedures for the permitting of secondary dwelling units.*
- b. **Remove procedural barriers to creating affordable housing.** *The City amended its growth management ordinance, which establishes a maximum cap on the number of residential building permits that may be issued in a given calendar year, to exempt Affordable Housing projects that include affordability agreements.*

Equal Housing Opportunities

- a. **Increase general awareness of fair housing laws by increasing publication in newspapers of local circulation and official documents of the City and the Community Redevelopment Agency.** *This program has been implemented. All City and Agency documents provide fair housing information. A fair housing flyer published by the U. S. Department of Housing and Urban Development is available at the Planning Services Department front counter. In addition, the City's web-site includes a description of all available housing programs and the fair housing logo and flyer.*
- b. **Designate the City Manager's Office for referral of complaints to the appropriate enforcement agency for investigation and prosecution.** *This program has been established. Housing complaints (i.e. rent increases,*

landlord disputes, etc.) are referred to the Orange County Fair-Housing Council. Mobilehome park space rent-increase complaints are referred to the Planning Services Department. The City's mobilehome park rent control ordinance sets forth the hearing process for proposed space rent increases by a park owner which exceed the maximum allowable annual increase. The Code allows annual increases which do not exceed the Consumer Price Index (CPI) for the greater Los Angeles MSA.

3. Land Use Element Implementation:

- a. **Implement a program to fully review and update the City's zoning and subdivision regulations.** *This program was completed and became effective November 15, 2002. A number of other implementation measures were also identified in the plan. These are on-going programs that are being continued. The City will be processing further updates and amendments as necessary to ensure compliance with new State and Federal housing legislation.*

4. Conservation & Open Space Element Implementation:

- a. **Update and implement the Open Space Master Plan to ensure proper preservation, maintenance and management of open space and recreation resources and agricultural activity within the City. Reevaluate the Open Space Master Plan in terms of evolving open space, parks and recreation demands and economic resources available in the City.** *This program is on-going. Preservation, maintenance and management of open space, recreation resources and agricultural activity are being implemented. Implementation consists of a regular trail maintenance program, weed abatement program, active farming, maintenance of historic buildings within City open space (i.e. Joel Congdon House, Roger Y. Williams/Swanner House) and active recreation at the Sports Park. At this time there are no funds available to complete the design and construction for site infrastructure, roads and parking at the Northwest Open Space area. The Northwest Open Space continues to be retained in its natural state. The City has compiled a list of people interested in using the North West Open Space area.*
- b. **Support the joint-venture use of open space areas to reduce City maintenance costs and increase City revenues for maintaining historic resources, open space, parks and recreational facilities.** *To implement the City's Historic Preservation Strategy adopted in April, 2002, the City's Planning Department hired a full-time Historic Preservation Manager in November, 2003 and that position remains staffed.*

Funds have been budgeted for National Register nominations, grant writing, and a city-wide historic inventory. The nomination for the Roger Y. Williams/Swanner House to the National Register was completed and submitted to the State Office of Historic Preservation (OHP) and the Keeper of the National Register. The property including 2.6 acres with the house,

garage, water tower and some surrounding citrus trees was listed in the National Register of Historic Places in January 2007.

The City has approved a reuse proposal by South Coast Farms' non-profit, San Juan Family Farm Museum, for the Joel Congdon House. The Congdon house will be used by San Juan Family Farm Museum as an agriculture museum and as administrative offices. The City approved a CIP for the ADA improvements required for this use; plans have been prepared and are in review prior to bidding the project.

- c. **Assess development proposals for potential impacts to significant natural resources pursuant to CEQA, Natural Community Conservation Program and associated federal regulations.** *This program is on-going. The City is a participating agency in the NCCP process and the San Juan Basin Watershed Study presently being revised by the U.S. Army Corp of Engineers.*

To help improve water quality of the City's watershed areas, the City budgeted funds and hired a Senior Civil Engineer in 2002 to oversee recycling efforts, to review existing and proposed development water run off into the storm drains and creeks, and to review drainage. The City amended the General Plan Conversation & Open Space and Land Use Elements in July, 2003. The amendment modified and expanded the policies and implementation programs related to water quality as set forth in the adopted Drainage Area Master Plan and the Local Implementation Plan and as required by the storm water permit issued by the San Diego Regional Water Quality Control Board.

The Redevelopment Agency also completed a 10+ acre habitat restoration project on Trabuco Creek as part of a wetland mitigation program and is currently conducting a five-year maintenance program.

5. Circulation Element Implementation:

- a. **Development of a nexus fee program for funding transportation and circulation improvements.** *This program has been adopted by the City Council and became effective May 21, 2002. The program provides a significant funding source to assist with the construction of arterial street improvements throughout the City.*
- b. **Adopt and implement a capital improvement program including the phasing and construction of needed traffic improvements identified in the City's Master Plan of Streets and Highways and the recommendations contained in the General Plan Traffic Analysis.** *The City Council has adopted a Seven-Year Capital Improvement Budget for 2006-2012 which includes projects designed to implement the above-mentioned programs. In addition, the City Council appointed an Ad Hoc*

Committee to review short and medium range traffic improvements to provide immediate congestion relief. Follow-up programs for relieving traffic congestion have been implemented, including modifying the signal timing and traffic flow on Del Obispo Street from Plaza Street to Alipaz Street.

The City has also initiated the public review process and/or the preliminary design of the following circulation improvement projects in the City:

- *Redesign of the Interstate-5/Ortega Highway interchange.*
- *Improvements to the I-5/Camino Capistrano/Stonehill intersection.*
- *Improvements to the I-5 southbound ramps at Camino Capistrano.*
- *Improvements to the Camino Capistrano/Del Obispo Street intersection.*
- *Improvements to the Junipero Serra Road/Rancho Viejo Road intersection.*
- *Widening of the Del Obispo bridge at Trabuco Creek and improvements to the Del Obispo Street/Paseo Adelanto intersection and the Del Obispo Street/Alipaz Street intersection.*
- *Widening of Ortega Highway between the easterly City limit and Calle Entradero.*

- c. **Process consideration of an amendment to the Circulation Element for the possible deletion of the extension of Camino Las Ramblas and San Juan Creek Road for review and approval by the Orange County Transportation Authority.** *In 2002 the City Council adopted a strategic transportation plan, and the City continues to work with OCTA, CalTrans, the County of Orange, and Rancho Mission Viejo (developing the "Ranch Plan," a 14,000-dwelling unit planned community located immediately east of the City boundary) to implement other circulation improvements to mitigate the traffic impacts of regional development.*

6. Noise Element Implementation:

- a. **The Noise Element identified fourteen implementation measures to protect the community from excessive noise pollution.** *All fourteen implementation measures have been previously implemented and will continue to be implemented on an on-going basis.*

7. Safety Element Implementation:

- a **The Safety Element identified twenty-one implementation measures that are part of on-going programs.** *The City is continuing to implement each of these implementation measures on an on-going basis.*

8. Cultural Resources Element Implementation:

- a. **The Cultural Resources Element has identified seven specific measures that, although previously implemented, will require periodic update and revisions.** *As previously noted, the City has adopted a funding strategy for assisting in the preservation of cultural resources in the community, and has hired an Historic Preservation Manager to oversee the preservation efforts.*

9. Community Design Element Implementation:

- a. **Develop a design and improvement plan based on the City Capital Improvement Plan, including strengthened landscaping, identification graphics, downtown lighting and other physical improvements to enhance major public thoroughfares and activity areas.** *The final phase of the downtown lighting is being delayed pending the completion of the utility under grounding along El Camino Real. The undergrounding work on El Camino Real is expected to be completed during the next reporting period.*

The City has completed improvements to enhance the Historic Town Center Park where a significant number of community events are conducted. Those improvements include a stage, restrooms, fencing, and landscaping.

The City also completed a survey of downtown sidewalks in 2006 and is presently administering preparation of the Verdugo Street Design Study. Both of these studies seek to enhance pedestrian circulation and the overall pedestrian experience in the downtown.

In August, 2003, the City prepared and adopted a comprehensive update of its new Architectural Design Guidelines, and continues to use the design review process and review by the Design Review Committee to ensure that all new development projects comply with the Community Design Element.

- b. **In addition to the above, the Community Design Element establishes six additional implementation measures related to community design.** *Each of these measures has been previously implemented and is on-going.*

10. Growth Management Element Implementation (mandated by Measure AM@):

- a. **The Growth Management Element is a mandatory element of the General Plan per Measure AM@, a county-wide transportation funding measure passed in Orange County. In order to receive funding, the City is required to have adopted a Growth Management Element and established minimum levels of service for traffic, public safety response to emergencies, etc.** *The Element identifies two implementation measures which the City has previously implemented and continues to monitor on an on-going basis.*

11. Parks and Recreation Element Implementation:

- a. **Reevaluate the Open Space Master Plan in terms of evolving open space/recreation demands and economic resources of the City.** *Active recreation is being conducted at the Sports Park to meet community demands. As funds become available, future recreation components will be incorporated into the North West Open Space area.*

During the previous reporting period, the City Council established the Northwest Area Strategies Committee (NASC) to study the City's open space resources and determine if additional open space should be acquired by the City. The Planning Sub-committee of the Open Space Committee (formerly the NASC), has begun work on a comprehensive update of the City's Open Space Master Plan originally adopted in June 1992.

The City also completed the parks needs assessment this past fall. The Open Space Master Plan 2007 Update will include goals & policies to address these defined recreation needs and provide guidance on open space preservation and acquisition.

- b. **Periodically review park facility dedication and development fee requirements to ensure that reflect community demand, current land and construction costs.** *In May 2002, the City adopted a new fee schedule with updated park in-lieu fees.*
- c. **Coordinate with adjacent cities and agencies to study the feasibility of distributing the cost of building and maintaining recreational facilities to the actual users.** *Rental fees have been established for the users to offset building and maintenance costs of recreational facilities. These fees are reviewed periodically to determine if they are comparable to those of adjacent cities. The most recent fee updates were adopted and became effective in July 2006. There are four additional implementation measures that have been previously adopted and are on-going.*

12. Public Services and Utilities Element Implementation:

- a. **Create a list of priorities and criteria by which maintenance and restoration of City-owned historic buildings and sites will be established and conducted, as well as a phasing schedule for commitment of resources to historic building rehabilitation.** *The City's Historic Preservation Manager has developed Building Maintenance schedules and annual inspection checklists for the City's historic buildings. Inspections of all buildings will occur in 2007/2008. Recommendations for maintenance and budgeted amounts have been identified for current and future fiscal years. Additional funding has been budgeted for major*

restoration projects through the City's Capital Improvement Program (CIP). The following projects have been identified:

- *Re-roof of the Blas Aguilar Adobe*
- *Structural rehabilitation of the Parra Adobe.*
- *ADA improvements to the Joel Congdon House*
- *Repair and restoration of Montanez Adobe*

The Historic Preservation Manager manages these CIP projects for historic sites and ensures that regular building maintenance is being scheduled by appropriate City staff. In addition, the Manager coordinates National Preservation Week activities and educates the public about historic preservation through various public presentations and weekly newspaper articles.

- b. **Implement the City's Domestic Water Master Plan (DWMP) recommendations for replacement and improvement of water services and facilities, including implementation of the Groundwater Recovery Plant project.** *The City's Groundwater Recovery Facility was completed and operational on December 2, 2004. The facility provides 5.1 million gallons per day (MGD) and during the reporting period, provided 4,800 acre feet of potable water. The City continues to implement various components of the adopted Domestic Water Master Plan (DWMP) and the following projects are in the planning or construction stages or have been completed:*

- *Replacement of the Terminal Reservoir No. 3.
Status: Completed and on line November 2006.*
- *Replacement of Cook Reservoir (250S).
Status: In progress; floor and half of walls in place.*
- *Installation of the Via Estenaga replacement water distribution main.
Status: Completed August 2006.*
- *Replacement of Rancho Viejo Road water distribution main.
Status: new recycled line completed July 2007.*
- *Construction of the 760S Reservoir.
Status: Completed and on line July 2006.*
- *Construction of the 250S Reservoir.
Status: Budget transferred to participate in SMWD's Chiquita emergency storage reservoir (CESR). The CESR is under design and is scheduled to go out to bid in April 2008.*
- *High West Side Line.
Status: Under design. Scheduled for bid by January 2008.*

- c. **Expand the Supervisory Control and Data Acquisition System (SCADA) in order to monitor and maintain water supply facility integrity.** *Staff solicited a proposal from the SCADA systems original designer to perform a system assessment.*
- d. **Evaluate a new sewer fee structure to provide additional revenue to maintain and replace sewer facilities in accordance with the Sewer Master Plan.** *The new sewer fee study (Sewer Master Plan) was completed in early 2004. The revised connection fee was approved by the City Council in November, 2004.*
- e. **Add the City=s sewer system information to the City=s GIS system.** *This project was completed in fiscal year 2001/2002.*
- f. **There are a total of eighteen implementation measures that have been identified in the Public Services and Utility Implementation Plan.** *All other implementation measures not specifically mentioned above have been implemented and continue on an on-going basis.*

13. Floodplain Management Element Implementation:

- a. **Review and consider the recommendations contained in the Army Corps of Engineers San Juan Creek Watershed Management Study. Create a list of priorities and criteria by which improvements to the creeks, floodway and flood channels will be established and conducted.** *As noted previously in this report, the City is a participating agency in this watershed study. The study was completed by the U.S. Army Corps of Engineers.*
- b. **There are six additional implementation measures that have been included in the Floodplain Management Implementation Plan.** *Each of these measures has been implemented and is on-going.*

RESOLUTION NO. 07-12-04-02

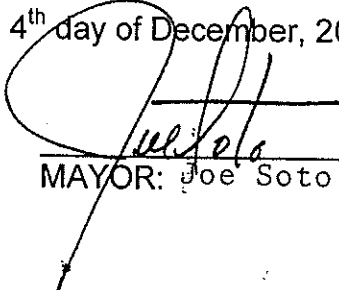
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JUAN
CAPISTRANO, CALIFORNIA, ACCEPTING THE CITY'S GENERAL
PLAN ANNUAL REPORT

WHEREAS, Government Code Section 65400 mandates that cities submit an annual report on the status of the General Plan and progress toward its implementation to their legislative bodies, the Governor's Office of Planning and Research (OPR) and the Housing and Community Development Department (HCD); and

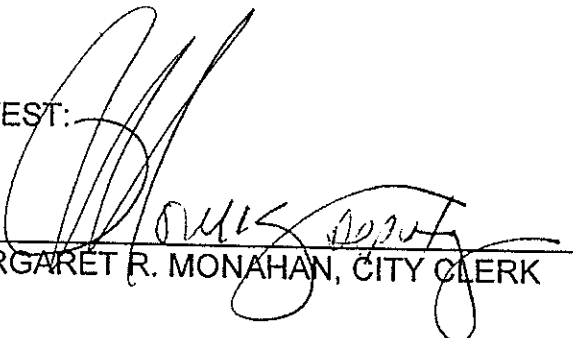
WHEREAS, on December 4, 2007, the City Council of the City of San Juan Capistrano reviewed the draft General Plan Annual Report and found that it addresses the requirements outlined in the preceding Government Code section.

NOW THEREFORE BE IT RESOLVED, that the City Council hereby accepts the General Plan Annual Report, attached hereto as Exhibit "A", and directs that it be forwarded to the appropriate state agencies.

PASSED, APPROVED AND ADOPTED this 4th day of December, 2007.


MAYOR: Joe Soto

ATTEST:


MARGARET R. MONAHAN, CITY CLERK